



March 2006

Information on the increase in Fountain Hills development fees

The Town of Fountain Hills approved increases in the residential development fees for single family and multi-family buildings and in the commercial and industrial development fees. The fees are imposed on new construction to fully and fairly offset the costs to the Town in providing services to new residents and businesses. The new fees are set forth below in two forms, "With State Trust Land" and "Without State Trust Land." At the present time, the State Trust Land is not annexed into the Town and, therefore, the "Without State Trust Land" fees will apply. However, if the State Trust Land is annexed into the Town prior to July 1, 2006, the "With State Trust Land" rate will apply from the date of annexation. If the State Trust Land is not annexed by July 1, 2006, whether or not it is annexed later, the "Without State Trust Land" fee will apply.

Residential Development Fee

The residential increase, which was approved January 5, is effective on Thursday, April 6, 2006, as follows:

Rate before April 6		New rate starting April 6	
		With State Trust Land	Without State Trust Land
Single family residence	\$3,495	\$5,114	\$5,085
Each multi-family unit	\$3,212	\$4,588	\$4,683

The new rates on the residential development fees will be charged on all permits issued after April 5, 2006, regardless of when the application for a permit is submitted.

Commercial and Industrial Development Fee

The commercial and industrial increases, which were approved January 19, are effective on Thursday, April 20, 2006 as follows:

Rate before April 20		New rate starting April 20 Dollars per square foot	
		With State Trust Land	Without State Trust Land
General government	\$0.300	\$0.581	\$0.639
Law enforcement	\$0.020	\$0.276	\$0.380
Streets:			
Commercial	\$0.190	\$2.081	\$1.392
Office	\$0.190	\$1.281	\$0.892
Hotel	\$0.190	\$0.581	\$0.392
Industrial	\$0.190	\$0.931	\$0.712
Fire and emergency	-	\$0.062	\$0.089
Total:			
Commercial	\$0.510	\$3.000	\$2.500
Office	\$0.510	\$2.200	\$2.000
Hotel	\$0.510	\$1.500	\$1.500
Industrial	\$0.510	\$1.850	\$1.820

The new rates on commercial and development fees will be charged on all permits issued after April 19, 2006 regardless of when the application for a permit is submitted.

The goal of the Town of Fountain Hills is to continue to serve the community and provide a timely plan review and permit issuance. To meet this goal, we request your assistance with your building permit submittals. We encourage you to provide the Town with complete submittals, including your sealed structural engineering and site plan, as soon as possible. We will work very hard to provide a timely plan review and permit issuance; however, we are unable to guarantee that complete submittals will be finished before the new rates go into effect.

Here are the highlights of a complete submittal that are addressed in depth on the Town's Website:

- * Site/plot plans: Three copies
- * Construction plans: Two sets - Project notes and specifications, foundation plan, floor plan, dimensioned floor plan, elevations, framing plans, roof framing, electrical plan, plumbing and mechanical plans, cross section, project details.
- * Structural Engineering Calculations: Two sets
- * Energy Efficiency data: On plans and worksheet in packet
- * Truss Calculations (upon request)

Please visit the Town's Website at www.fh.az.gov for additional information on submittal requirements, the building application form and fee information. Additionally, contact any of the Building Safety Division staff at 480-837-2003 to answer your questions or address your concerns.

Thank you for your understanding.

Building Safety Division

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